



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-105108 LP

Project Name/Address: Washington Square MDP
10777 NE 10th Street, 10609 and 10651 NE 9th Place, 808 106th
Avenue NE, 10610 NE 8th Street, 10620 NE 8th Street

Planner: Toni Pratt, Senior Planner

Phone Number: (425) 452-5374

Minimum Comment Period Ends: March 14, 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other:



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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Washington Square Master Development Plan
2. Name of applicant: [\[help\]](#)
BV Holdings, LLC
3. Address and phone number of applicant and contact person: [\[help\]](#)
Kerri Findley
10670 NE 9th Place
Bellevue, WA 98004
Ph 425 974 7076
4. Date checklist prepared: [\[help\]](#)
January 30, 2019
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Entitlement - MDP & ADR 3/19 through 11/19
Construction Permits 6/19 through 5/20
Construction start 6/20
Construction completion 10/21
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
The MDP includes a hotel product to the north and an office product at the intersection on 106th Ave NE and NE 8th Street.
The Office component will be by Fana Group of Companies.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
The site at the SW corner was formally a auto-fueling then used as a dry-cleaning business from 1976 to 1986. The most recent operation and Monitoring Memo was prepared for WSDOE reporting requirements, by g-logic dated October, 20, 2017.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
NPDES by WSDOE permitting for Construction Stormwater, and NFA letter from WSDOE.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
NPDES by WSDOE permitting for Construction Stormwater, and NFA letter from WSDOE
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe

certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

A Master Development Plan application for a 10 story hotel, 45 story residential tower, ground level active uses, below grade parking and an outdoor plaza.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project is located at the NE corner of the intersection of NE 10th Street and 106th Avenue NE.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
4 percent

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The upper 5' horizon is anticipated to be compacted fills and native materials overlying dense advanced outwash / glacial till.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None known

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximate area of excavation is 48,300 square feet and volume is 70,000 cubic yards. Import material to the site will be from commercial sources.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Appropriate erosion control measures will be used. There is minimal risk of erosion during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximate site coverage will be about 95 percent.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
A Construction Stormwater Pollution Prevention Plan will be provided in accordance with City of Bellevue standards. Erosion control measures will include perimeter control, appropriate dewatering treatment. Load out facilities will be monitored and appropriate measures will be taken to minimize construction impacts.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Construction equipment emissions during construction and emissions associated with vehicular traffic generated by the project once construction is complete.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
The project is within the Meydenbauer drainage basin.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Dewatering may be necessary during construction

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
*Waste water will be discharged to municipal sewer.
Appropriate pre-treatment will be provided.*

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Rain water will be managed on site and discharged to the municipal storm drain that discharges to Lake Washington.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Project will comply with the Construction Stormwater Pollution Prevention Plan during construction, and will be designed in accordance with City of Bellevue Engineering Standards.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)
☐deciduous tree: alder, maple, aspen, other: *Existing Species to be determined by Surveyor or Arborist*

- ☐evergreen tree: fir, cedar, pine, other:
- ☐shrubs
- ☐grass
- ☐pasture
- ☐crop or grain
- ☐Orchards, vineyards or other permanent crops.
- ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:
- ☐water plants: water lily, eelgrass, milfoil, other:
- ☒other types of vegetation: *Landscape*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
*Existing landscape and trees will be removed from the site.
 Amount to be determined by Surveyor or Arborist*
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None Known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
No vegetation will be preserved. Landscape will be designed by a registered landscape architect in accordance with City of Bellevue practices.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)
- Examples include:
- birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
 mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
 fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None known.*
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None known.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
None known.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Primary energy consumption will be electrical power and gas provided by Puget Sound Energy.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
The project may reduce the potential solar energy use by adjacent properties. We are not aware of any current solar use by the adjoining properties.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
The project will meet the Washington State Energy Code. Measures to reduce energy consumption will be considered during the design.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
There is existing known contamination on site. Appropriate measures will be used during construction in accordance with WSDOE permitting.
 - 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
The past use includes a gas station and dry cleaners. A monitoring report, by G-Logics, Inc. dated October 20, 2017 is included as an attachment to the preliminary drainage report submitted with this application.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
Known existing hazardous chemicals will be mitigated during construction in accordance with applicable agency requirements. No impact to the development or design is anticipated.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)
Typical construction materials will be on site during construction. In-building operations typical hazardous chemicals would be limited to cleaning products.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Contractor will employ Best Methods Practices during construction to minimize risk.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Off-site sources of noise in the project area include vehicular traffic from the adjoining streets.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

Construction noise will occur. Hours of construction will be in accordance with City of Bellevue Code.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The general contractor will be assigned responsibility for managing and mitigating construction noise impacts to the extent practical.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

To the north is Washington Square residential condominium towers, to the east is a retail building and structured parking.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

None.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

Existing three story masonry building.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes.

- e. What is the current zoning classification of the site? [\[help\]](#)
DNTN-0-2-N
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Downtown (DNTN)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
N/A
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
1300-2000
- j. Approximately how many people would the completed project displace? [\[help\]](#)
0
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
LP Application (Master Development Plan) required by City of Bellevue.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
~485 market rate units
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
0
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
460'

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Some adjacent office and residential buildings.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
LP Application (Master Development Plan) required by the City of Bellevue.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Undetermined at this time.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Adjacent office and residential towers.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Low-reflective glazing.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Bellevue Downtown Park
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
Not known.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
NE 8th Street and 106th Avenue NE, both public streets, provide primary vehicular access to/from the site. Preliminary driveway access is planned on NE 8th Street and via NE 9th Place, a private street. A drop-off lane is also proposed on 106th Ave NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
The site is located near 2 transit stops on NE 8th Street (one west of 106th Ave NE and one west of 108th Ave NE). The site is also located within 0.25 miles of the Bellevue Transit Center

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Click here to enter text.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The project will be required to construct the 2nd half of the mid-block connector road (NE 9th Place, a private road) along the extent of the project frontage. Frontage improvements (sidewalks, landscaping, street lighting, etc) will also be provided on NE 8th Street and 106th Ave NE, both public streets.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project will be located within 0.5 miles of light rail service beginning in 2023.

- f. How many vehicular trips per day would be generated by the completed project or proposal?

If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Based on preliminary conservative estimates, approximately 5,700 weekday daily vehicle trips are estimated, not including existing use credits. Peak volumes are expected to occur 7-9 AM and 4-6 PM, with <3% trucks. These estimates are based on data in the ITE Trip Generation manual and adopted City of Bellevue trip rates.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue planned transportation improvements throughout the City. Office buildings 50,000 sq. ft. or greater and residential buildings with 200 or more units are also required to implement a Transportation Management Program (TMP) consistent with City code requirements to encourage use of non-SOV modes of transportation.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Project will be designed in accordance with applicable health and safety codes.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

All of the above utilities are available to the site.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Water - City of Bellevue

Storm - City of Bellevue

Sewer - City of Bellevue

Electricity - Puget Sound Energy

Gas - Puget Sound Energy

Phone - Comcast or Century Link
Cable - Comcast or Century Link
Refuse - Republic.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: [Click here to enter text.](#) Kerri Findlay
Position and Agency/Organization: [Click here to enter text.](#) BV Holdings, LLC
Date Submitted: [Click here to enter a date.](#) 2/1/19



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WASHINGTON SQUARE

10620 NE 8TH ST | BELLEVUE, WA 98004

MASTER DEVELOPMENT PLAN

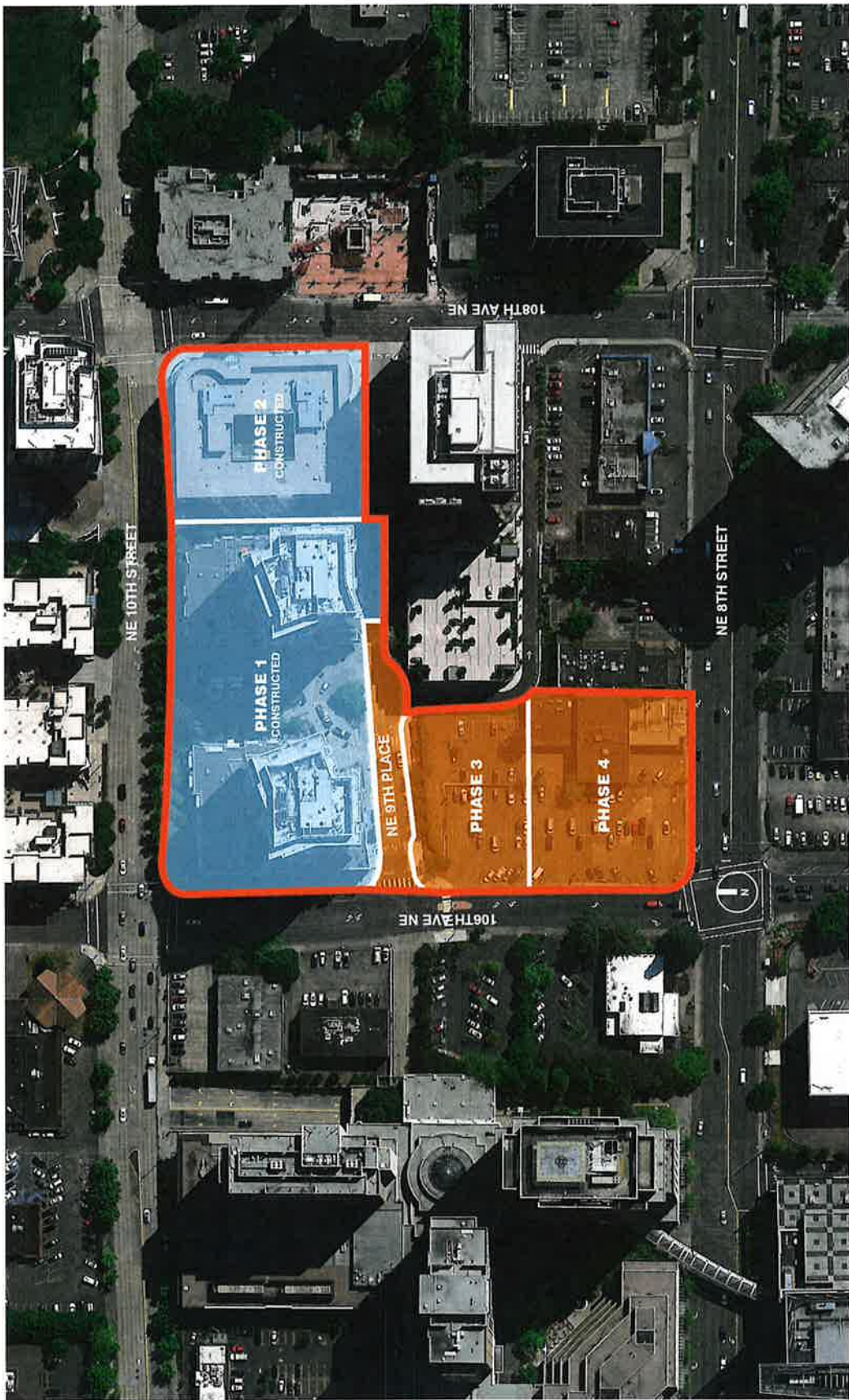
CoB Proj. #

No. Description Date

Issue Date: 21 January 2010
Revision: 02/01/2010
Checked: [Signature]
CDD Project No.: 2017.3

SITE PHASING

MDP-008



BINDING REGION - NO PRINT AREA

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